

圖例
NOTATION

ZONES		地帶
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
RESIDENTIAL (GROUP D)	R(D)	住宅 (丁類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
OPEN STORAGE	OS	露天貯物
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
RECREATION	REC	康樂
OTHER SPECIFIED USES	OU	其他指定用途
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
COUNTRY PARK	CP	郊野公園
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	85	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	3	最高建築物高度 (樓層數目)
PETROL FILLING STATION	P F S	加油站

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
RESIDENTIAL (GROUP A)	6.98	0.73	住宅 (甲類)
RESIDENTIAL (GROUP C)	2.83	0.29	住宅 (丙類)
RESIDENTIAL (GROUP D)	25.27	2.63	住宅 (丁類)
VILLAGE TYPE DEVELOPMENT	194.83	20.29	鄉村式發展
OPEN STORAGE	28.22	2.94	露天貯物
GOVERNMENT, INSTITUTION OR COMMUNITY	14.91	1.55	政府、機構或社區
OPEN SPACE	7.86	0.82	休憩用地
RECREATION	22.27	2.32	康樂
OTHER SPECIFIED USES	19.67	2.05	其他指定用途
AGRICULTURE	295.07	30.74	農業
GREEN BELT	68.92	7.18	綠化地帶
CONSERVATION AREA	210.88	21.97	自然保育區
COUNTRY PARK	50.18	5.23	郊野公園
DRAINAGE CHANNEL	4.67	0.49	排水道
MAJOR ROAD ETC.	7.46	0.77	主要道路等
TOTAL PLANNING SCHEME AREA	960.02	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第5條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/YL-TT/18 的修訂
AMENDMENTS TO APPROVED PLAN No. S/YL-TT/18

AMENDMENTS EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第5條
展示的修訂

AMENDMENT ITEM A		修訂項目A項
AMENDMENT ITEM B		修訂項目B項

(參看附表)
(SEE ATTACHED SCHEDULE)

香港城市規劃委員會依據城市規劃條例擬備的大棠分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TAI TONG - OUTLINE ZONING PLAN

SCALE 1:7500 比例尺

0 200 400 600 800 1000 METRES

2023年1月6日
核准圖編號 S/YL-TT/18 的修訂
AMENDMENTS TO APPROVED PLAN No. S/YL-TT/18 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
6 JANUARY 2023

Signed C K YIP 葉子季 簽署
SECRETARY 城市規劃委員會秘書
TOWN PLANNING BOARD

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/YL-TT/19

**SCHEDULE OF AMENDMENTS TO
THE APPROVED TAI TONG OUTLINE ZONING PLAN NO. S/YL-TT/18
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a site to the southwest of Chuk San Tsuen from “Agriculture” (“AGR”) to “Residential (Group A)1” (“R(A)1”) with stipulation of building height restriction.
- Item B – Rezoning of a site to the northeast of Kong Tau San Tsuen from “AGR” to “Government, Institution or Community”.

II. Amendments to the Notes of the Plan

- (a) Revision to “Residential (Group A)” (“R(A)”) zone to incorporate ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)1”)’ under Column 1 and to correspondingly replace ‘Public Vehicle Park (excluding container vehicle)’ under Column 2 by ‘Public Vehicle Park (excluding container vehicle) (not elsewhere specified)’.
- (b) Refinement to the planning intention of the “R(A)” zone.
- (c) Revision to the Remarks for “R(A)” zone to incorporate development restrictions for the “R(A)1” sub-area.
- (d) Revision to the Remarks for “Conservation Area” zone.
- (e) Deletion of the clause on filling of pond and/or excavation of land in the Remarks for “Residential (Group D)”, “Village Type Development”, “Open Storage”, “Open Space” and “Other Specified Uses” annotated “Rural Use” zones.

6 January 2023

Town Planning Board

**List of Representers and Commenters
in respect of the Draft Tai Tong Outline Zoning Plan No. S/YL-TT/19**

I. List of Representer

Representation No. (TPB/R/S/YL-TT/19-)	Name of Representer
R1	Mary Mulvihill

II. List of Commenter

Comment No. (TPB/R/S/YL-TT/19-)	Name of Commenter
C1	Mary Mulvihill

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AMENDMENTS TO TAI TONG OZP NO. S/YL-TT/18
06/03/2023 21:23

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

AMENDMENTS TO TAI TONG OZP NO. S/YL-TT/18

Item A – 3.27ha Rezoning of a site to the southwest of Chuk San Tsuen from “Agriculture” (“AGR”) to “Res (Group A)1” (“R(A)1”) with stipulation of BHR.

4 Blocks PH / 4,400 Units / PR 6.7 / BHR 185 / OS 12,516sq.m / Kindergarten / Retail / 1 Block GIC / Bus Terminus

Item B – 0.53ha Rezoning of a site to the northeast of Kong Tau San Tsuen from “AGR” to “GIC”. Primary School.

Dear TPB Members,

As the plan is for PH the OZP will sail through. However this is despite a number of issues that have been whitewashed and ‘eliminated’ with the now ubiquitous ‘mitigation measures’ and the vague ‘long term target’ responses.

NOISE POLLUTION / VENTILATION

“To mitigate potential noise impact, suitable noise mitigation measures such as acoustic windows/balconies and fixed glazing windows with mechanical air ventilation will be adopted for those residential blocks and social welfare facilities vulnerable to noise exceedence.”

“According to the Air Ventilation Assessment – Expert Evaluation (AVA - EE) conducted under the EFS, the proposed development would be potentially blocking some winds to its immediate surrounding area.”

BUT WAVE A MAGIC WAND AND THIS ISSUE DISAPPEARS. HOWEVER AS PARTS OF THE TOWERS WILL BE BUILT ALMOST ON THE BUFFER AND THE GAPS ARE LESS THAN THE VERY MEAGRE MINIMUM OF 15MTS IT IS IMPOSSIBLE THAT THE IMPACT CAN BE GENUINELY MITIGATED

THIS ESTATE IS TO BE BUILT ALONGSIDE A MAIN HIGHWAY. RESIDENTIAL TOWERS AND SCHOOL SHOULD NOT BE SUBJECT TO THE NOISE AND AIR POLLUTION. SO DESPITE THE LESSONS THAT SHOULD HAVE BEEN TAKEN ON BOARD FROM COVID, HOMES ARE STILL BEING BUILT WITH NO NATURAL VENTILATION. THIS IS ALSO IN CONTRADICTION TO THE

PLEDGES MADE RE MEASURES TO COMBAT CLIMATE CHANGE AS THE AFFECTED UNITS WILL BE DEPENDENT ON AIR CONDITION FOR VENTILATION

IN ADDITION THE DESIGN OF THESE NEW ESTATES MAKES IT ALMOST IMPOSSIBLE TO DRY WASHING AND THIS FORCES RESIDENTS TO SPEND A LOT OF MONEY ON CLOTHES DRYERS AND AIRCON AND INCREASES DEMAND FOR ENERGY

TREES

About 61 trees will be affected by the proposed public housing and school developments and another 248 trees will be affected by the associated infrastructural works while three other trees will be retained. All trees affected are in poor or average condition, with no Old and Valuable Tree nor rare/protected plant species identified.

AMAZING THAT NOT A SINGLE TREE ON ALL THESE SITES TO BE REZONED IS EVER IDENTIFIED TO BE OF ANY VALUE. YET WHEN JOE PUBLIC VISITS THE SITE HE FINDS A NUMBER OF HEALTHY AND BEAUTIFUL SPECIES.

WHILE COMPENSATORY PLANTING IS MENTIONED; THIS IS MERELY IN THE FORM OF A ROW OF ORNAMENTAL TREES AROUND THE PERIPHERY. AS MANY OF THESE TREES ARE TO BE PLANTED AGAINST THE PODIUM THEY WILL HAVE DIFFICULTIES IN MATURING AND WILL CERTAINLY NOT SUSTAIN ANY FORM OF FUANA AND FLORA.

VISUAL IMPACT

*"Mitigation measures including landscape planning, vertical greening, rooftop greening, **aesthetically pleasing building design** and provision of local open space and recreational facilities are also proposed to alleviate the adverse visual impacts ."*

AESTHETICALLY PLEASING BUILDING DESIGN!!!! PULL THE OTHER LEG. THIS WILL BE THE USUAL PH ESTATE. NOTHING CAN MITIGATE THE BULK AND THE SHEER MONOTONY OF THESE DEVELOPMENTS

COMMUNITY FACILITIES

"GFA equivalent to about 5% of the domestic GFA of the public housing development will be reserved for the provision of social welfare facilities."

*"According to the latest standards for the provision of social welfare facilities under HKPSG, there will be shortfalls in the provision of **child care centre, day rehabilitation centre, community care services facilities and residential care homes in the Tai Tong area**. In this regard, it should be noted that the HKPSG standards for these facilities are **long-term goals** and the **provision would be addressed by SWD on a wider district basis**, having regard to a number of factors including the distribution of facilities, land supply and service demand as a*

result of population growth and demographic changes. PlanD, SWD and other concerned departments will work closely together to ensure that additional GIC facilities as required will be included in the planned GIC and residential developments in the Tai Tong area and Yuen Long District. Opportunity has also been taken to reserve accommodation for appropriate social welfare facilities in the proposed public housing site."

THE NEED FOR COMMUNITY FACILITIES IS NOW, NOT DECADES DOWN THE LINE.

5% OF GFA IS TOTALLY INADEQUATE, PARTICULARLY IN THESE NT DISTRICTS THAT TRADITIONALLY LACK MANY OF THE SERVICES AVAILABLE IN MATURE URBAN CENTRES.

THE WIDER DISTRICT BASIS IS NOT ACCEPTABLE AS YUEN LONG OVERALL HAS MORE THAN 50% DEFICIENCIES IN THE SERVICES MENTIONED. MOREOVER RECREATIONAL FACILITIES ARE SUCH AS SPORTS GROUNDS AND SWIMMING POOLS ARE TOTALLY INADEQUATE TO SERVE THE EVER INCREASING POPULATION. IT IS BECOMING VERY CLEAR THAT THE PROPOSED 'NEW TOWNS' IN NT WILL FACE THE SAME ISSUES AS THOSE OF TIN SHUI WAI, THE CITY OF SADNESS, LARGE INTAKE OF RESIDENTS WITH INSUFFICIENT SUPPORT SYSTEMS IN PLACE.

THE PLANNED TWO STOREY GIC BLOCK OVER THE BUS TERMINAL IS TOTALLY INADEQUATE TO MEET THE NEEDS OF THE GROWING COMMUNITY AND ADDRESS THE MANY DEFICITS IN SERVICES.

MEMBERS SHOULD BEAR IN MIND THAT THE ADMINISTRATION PLEDGED THAT REZONINGS WOULD BE FOR 'MEETING HOUSING..... AND OTHER DEVELOPMENT NEEDS. THE SINGULAR FOCUS ON RESOLVING THE HOUSING ISSUE AT THE EXPENSE OF OTHER SERVICES IS UNACCEPTABLE.

Proposed Amendments to the Notes of the OZP

Control of pond filling and land excavation in "Res (Group D)", "V", "Open Storage", "Open Space" and "Other Specified Uses" annotated "Rural Use" zones (c) to **safeguard against adverse environmental and drainage impacts from pond filling or land excavation activities**, a clause specifying that planning permission shall be obtained for these activities has been imposed under the Remarks of the Notes for the above zones which covers the land generally planned for development and with no major conservation concerns. This clause has been imposed for the above zones since the first publication of OZP No. S/YL-TT/1 for the Tai Tong area in 1994. With changes in circumstances such as **the progressive implementation of planned developments involving paving of land** and general improvements in drainage facilities in the rural areas, **it is considered that the pond filling/land excavation activities** would no longer pose a significant threat on the local environment and drainage capacity in the said zones. For the purpose of **streamlining planning control**, it is recommended that the clause could be deleted for these zones..

STRONGEST OBJECTIONS. THE ADMINISTRATION IS EFFECTIVELY ELIMINATING ANY CONDITIONS THAT GET IN THE WAY OF UNBRIDLED DEVELOPMENT. PAVING OF LAND CREATES ENVIRONMENTAL PROBLEMS BUT IS NOW BEING TOUTED AS A BENEFIT. THIS IS ANOTHER MEASURE THAT IS CONTRADICTORY TO ABUNDANT RESEARCH THAT UNDERLINES THE IMPORTANCE OF RETAINING NATURAL DRAINAGE CHANNELS AND THE FUNCTION OF PONDS. APPROVAL WOULD ALSO ALLOW THE WHOLESALE FELLING OF TREES AND REMOVAL OF VEGETATION THAT SERVE TO MITIGATE THE IMPACT OF UNBRIDLED DEVELOPMENT.

Mary Mulvihill



TPB/R/S/YL-TT/19

C1

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TAI TONG OZP NO. S/YL-TT/19

13/04/2023 02:06

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members,

QUESTION THE JUSTIFICATION FOR DEVELOPING SO MANY UNITS

1. Abuse of PH units has not been addressed.

The recent gruesome murder of a socialite involved in a property dispute has shone a spotlight on this issue. One of those charged is the registered owner of a multi-million dollar unit at Kadoorie Hill. Subsequently media reports revealed that he is also the owner of a government subsidized flat. This he acquired through tenancy of a PH unit.

Permanent Secretary for Housing admitted that the government has not checked income and assets of some applicants since launching scheme in 1970s

While there are hundreds of officers investigating NS no dedicated team has been set up to look into this issue that would free up probably thousands of units. Most HK people know folk living in PH who own properties and have cash stashed away or invested elsewhere. Many units are used for storage or as accommodation for domestic helpers.

2. No incentive for PH residents to downsize when family member move out.

I was talking recently to a lady who lives in a large PH unit. At one time there were 7 members of the family spanning 3 generations living there. The parents have passed away and her husband and the children have moved out. One daughter stays with her from time to time. She moans about the rent but likes the space. One solution would be to offer new custom built elderly units to such tenants as many have health issues. Data indicates that each new PH unit houses an average of 1.16 persons.

3. The population is SHRINKING both here and on the mainland. Failure of administration to take advantage of current market conditions:

There are thousands of empty units on the mainland – even in GBA developers have unfinished projects. Many of the developers are in financial difficulties so this would be a good opportunity to acquire properties at a low cost that could be fitted out as HK style public housing nodes. This is in line with government policy. The Constitutional and Mainland Affairs Bureau has been airing a TV ad encouraging the elderly to move to GBA. Mrs Lam when CE stated that many of Hong Kong's elderly people were receiving old-age living allowances and based in Guangdong. "If our welfare policies make it more convenient for them to spend their retirement years

there"

Some people in the queue for PH, including retirees, would prefer to live on the mainland. With an abundant supply of distressed stock available, the administration should be actively seeking to purchase vacant estates that could be adapted to the format of a regular Hong Kong PH complete with community and health services.

One way permit holders who prefer to live on the mainland could be granted residency here but allocated a unit on these estates. It is estimated that 60% of those living in subdivided units are recent arrivals.

This would be compatible with the mandate of the Central Government for better integration with the mainland.

4. Failure to drive forward the Tenants Purchase Scheme.

140,000+ such units were sold and each tranche was oversubscribed, indication that affordability was not an issue but the programme has been allowed to lapse. This would unlock the value of currently dormant government owned sites.

5. Emigration is growing and interest rates are rising as the economy is slowing down and this is driving down the price of homes.

The Quota and Points System introduced in 2005 has had the negative outcome of encouraging young folk to join the PH queue. This has consequences as it extinguishes the drive to look for better employment and opportunities as this would result in a wage increase that would exceed the limits.

The Home Ownership Scheme has attracted investment by families under the name of their younger members who can tick the financial status boxes and have become investment vehicles rather than the solution to the provision of affordable homes.

In view of the soon to be abundant supply of vacant units on the private market at more affordable prices, the administration should introduce more programmes to assist these young people in purchasing their own homes.

Only 60% of the units put on the market recently have sold and there is a record number of units being held back. In addition the administration has not provided an update on the number of empty units, over 200,000 when the Vacancy Tax was touted so certainly grown since then.

The administration is pursuing an outdated development model that is not in sync with the emerging conditions of both China and Hong Kong, shrinking population, significant increase in issues related to global warming and pollution and the need for prudent fiscal policies that reflect the reality that there is economic stagnation that is likely to persist for many years. Housing targets must reflect genuine need but not overestimate it, as is currently the situation. **In addition eligibility does not equate with need.**

Mary Mulvihill



~~meeting for the Committee's consideration. The Committee also agreed to advise the applicant that one month was allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.~~

Tuen Mun and Yuen Long West District

Agenda Item 6

[Open Meeting]

Proposed Amendments to the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18
(RNTPC Paper No. 10/22)

39. The Secretary reported that the proposed amendments mainly involved a public housing development to be developed by the Hong Kong Housing Authority (HKHA), of which the Housing Department (HD) was the executive arm, and supported by an Engineering Feasibility Study (EFS) conducted by the Civil Engineering and Development Department (CEDD). The following Members had declared interests on the item :

- | | | |
|---|---|--|
| Mr Paul Y.K. Au
(as Chief Engineer
(Works), Home Affairs
Department) | - | being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA; |
| Dr C.H. Hau | - | currently conducting contract research project with CEDD; |
| Mr L.T. Kwok | - | his former serving organisation currently renting premises in various estates of HKHA at concessionary rent for welfare services, and formerly operating a social service team |

which was supported by HKHA and openly bid funding from HKHA;

Dr Conrad T.C. Wong - having current business dealings with HKHA; and

Mr K.L. Wong - being a member and an ex-employee of the Hong Kong Housing Society which currently had discussion with HD on housing development issues.

40. The Committee noted that according to the procedure and practice adopted by the Town Planning Board (the Board), as the proposed amendment for public housing development was the subject of amendment to the Outline Zoning Plan (OZP) proposed by the Planning Department (PlanD), the interests of Members in relation to HKHA and HD on the item only needed to be recorded and they could stay in the meeting. As Dr C.H. Hau had no involvement in the study conducted by CEDD, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

41. The following government representatives and the consultants were invited to the meeting at this point :

PlanD

Mr Raymond H.F. Au - District Planning Officer/Tuen Mun and Yuen Long West

Mr Steven Y.H. Siu - Senior Town Planner/Tuen Mun and Yuen Long West

Mr Tony Y.C. Wu - Senior Town Planner/New Territories District Planning Division Headquarters (STP/NTHQ)

Mr Anson L.T. Kung - Town Planner/New Territories District
Planning Division Headquarters

CEDD

Mr Gabriel T.O. Woo - Project Team Leader/Housing (PTL/H),
Housing Projects 1 Unit, Civil Engineering
Office (HP1U, CEO)

Mr Andrew W.C. Lee - Senior Engineer, HP1U, CEO

Ms Karen W.Y. Chui - Engineer, HP1U, CEO

HD

Ms Regina M.L. Chang - Senior Planning Officer (SPO)

Ms Amanda K.S. Kwok - Senior Architect (SA)

Ms Janice S.M. Lo - Architect

Ms Ariel H.Y. Li - Civil Engineer

Binnies Hong Kong Limited (Binnies) (Consultant of CEDD)

Mr Norman N. Song

Mr Tony Y.K. Lee

Ms Esther S.P. Tong

Ms Eunice S.F. Lee

Ramboll Hong Kong Limited (Consultant of Binnies)

Ms Katie W.K. Yu

42. With the aid of a PowerPoint presentation, Mr Tony Y.C. Wu, STP/NTHQ,

briefed Members on the background of the proposed amendments to the OZP, technical considerations, provision of Government institution and community (GIC) facilities and open space in the area, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments were as follows:

- (a) Amendment Item A – to rezone an area near Chuk San Tsuen in Shap Pat Heung from “Agriculture” (“AGR”) to “Residential (Group A)1” (“R(A)”1) with a maximum plot ratio (PR) of 6.7 and maximum building height (BH) of 185mPD for public housing development; and
- (b) Amendment Item B – to rezone an area to the northeast of Kong Tau San Tsuen (adjoining the west of Amendment Item A site) from “AGR” to “Government, Institution or Community” (“G/IC”) for provision of a primary school.

43. As the presentation of PlanD’s representative had been completed, the Chairman invited questions from Members.

44. The Chairman and some Members raised the following questions:

- (a) the basis for proposing BH restriction of 185mPD for the proposed public housing development;
- (b) the maximum overall PR of the proposed public housing development; and the reason why only a non-domestic PR of 0.2 was proposed;
- (c) whether the proposed development with a maximum BH of 185mPD would affect the surrounding wind environment; and whether the layout and building design of the proposed development could be improved to facilitate air ventilation, in particular at the pedestrian level; and
- (d) whether there was any scope to swap Tower 4 of the proposed public housing development with the proposed primary school site (Amendment Item B) to achieve better integration and a less congested layout in the housing site.

45. In response, Mr Tony Y.C. Wu, STP/NTHQ, PlanD, Mr Gabriel T.O. Woo, PTL/H, CEDD, Ms Regina M.L. Chang, SPO, HD, and Ms Amanda K.S. Kwok, SA, HD, and Ms Katie W.K. Yu, Ramboll, with the aid of some PowerPoint slides and plans, made the following main points :

- (a) the proposed BH restriction of 185mPD had taken into account the maximum overall PR of 6.7 and accommodation of additional gross floor area (GFA) and the higher storey height from possible adoption of modular integrated construction method with reference to Joint Practice Note No. 8. The conceptual scheme proposed a graduation of BH of the four towers from 182.8mPD to 161.5mPD. A maximum BH of 185mPD was proposed to allow more design flexibility;
- (b) the proposed development was subject to a maximum total PR of 6.7 (i.e. domestic PR of 6.5 and non-domestic PR of 0.2). The non-domestic PR of 0.2 was mainly for provision of commercial facilities to support the future residents of the proposed public housing development. Under the Notes of the “R(A)” zone, ancillary car park and facilities, GIC facilities and public transport facilities as required by the Government were proposed to be exempted from PR calculation for the “R(A)1” sub-zone. Such facilities would be located within the non-domestic portion of the proposed development and their impacts were addressed in the EFS;
- (c) having regard to the site constraints, the notional layout of the proposed public housing development had been carefully considered to facilitate air ventilation and to optimise visual permeability. According to the Air Ventilation Assessment – Expert Evaluation (AVA – EE) conducted under the EFS, the summer prevailing wind directions were from the south, south-southeast and south-southwest. With the incorporation of mitigation measures (such as building separation between the towers and access road, setbacks and stepped height profile), the low-rise school site to the west and the generally low-rise developments in the peripheral area, no significant adverse air ventilation impact from the proposed development on the surrounding wind environment was anticipated. An AVA initial study

would be conducted by HD at the detailed design stage to assess the effectiveness of the proposed mitigation measures and optimise the building layout; and

- (d) there were geotechnical constraints for swapping the proposed school site which was zoned “G/IC” and part of the public housing site as a fault line passing through the proposed school site and in the southern portion of the housing site was identified in the Preliminary Geotechnical Assessment. A further study would be conducted by CEDD to assess the geotechnical feasibility at the detailed design stage. Besides, the proposed primary school site and the proposed public housing site were separated by a public road which posed constraints for the layout and would necessitate redesign of the layout if the sites were swapped. Nevertheless, CEDD would convey Member’s suggestion on integration between the two sites for consideration of Education Bureau.

46. After deliberation, the Committee decided to :

- (a) agree to the proposed amendments to the approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/18 and that the draft Tai Tong OZP No. S/YL-TT/18A at Attachment II of the Paper (to be renumbered to S/YL-TT/19 upon exhibition) and its Notes at Attachment III of the Paper were suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Tai Tong OZP No. S/YL-TT/18A (to be renumbered as S/YL-TT/19) as an expression of the planning intentions and objectives of the Board for various land use zonings on the OZP and agree that the revised ES was suitable for exhibition for public inspection together with the OZP.

47. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if

appropriate, before their publication under the Town Planning Ordinance. Any major revision would be submitted for the Board's consideration.

[The Chairman thanked the government representatives and the consultants for their attendance to answer Members' enquiries. They left the meeting at this point.]

Agenda Item 7

[Open Meeting]

Proposed Amendments to the Approved Yuen Long Outline Zoning Plan No. S/YL/25
(RNTPC Paper No. 11/22)

48. The Secretary reported that the proposed amendments mainly involved a public housing development to be developed by the Hong Kong Housing Authority (HKHA), of which the Housing Department (HD) was the executive arm, and supported by an Engineering Feasibility Study conducted by the Civil Engineering and Development Department (CEDD); and were to take forward the decisions of the Committee on two agreed s.12A applications No. Y/YL/16 submitted by Star Success International Limited and No. Y/YL/18 submitted by Winpo Development Limited, which was a subsidiary of New World Development Company Limited (NWD). The following Members had declared interests on the item :

Mr Paul Y.K. Au (as Chief Engineer (Works), Home Affairs Department)	- being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA;
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Dr C.H. Hau	- currently conducting contract research project with CEDD; being an employee of the University of Hong Kong (HKU) and K11 Concept Limited of NWD had been sponsoring his student learning projects in HKU since 2009;
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~~labour shortage situation in the construction and transport sectors respectively to draw up relevant solutions;~~

- ~~(4) The LD would organise job fairs and provide focused employment services for women, young people and people with low educational attainment, such as finding part-time jobs for women. Also, district-based job fairs were staged to help match residents to suitable jobs. In particular, the LD had been providing employment services to young people with educational attainment at sub-degree level or below under the Youth Employment and Training Programme, and it would strengthen collaboration with the Employees Retraining Board and other institutions to assist job seekers in securing employment;~~
- ~~(5) The Government was committed to taking forward developments in the New Territories. In addition to ensuring people could live and work in contentment, the Government was looking to inject impetus for economic activities and create more job opportunities in the region;~~
- ~~(6) The Government launched the Greater Bay Area Youth Employment Scheme to encourage young people to work in Mainland cities of the GBA, broaden their horizons and deepen their understanding of the Mainland. Participating enterprises were required to have business in both Hong Kong and Mainland cities of the GBA and offer 18-month on-the-job training to young people, whom they might send back to work in Hong Kong according to their needs. It was believed that the work experience in Mainland cities would help young people enhance their competitiveness. The Government would review the details and arrangements of the Scheme before launch of the regularised Scheme;~~
- ~~(7) It was proposed in the Occupational Safety and Occupational Health Legislation (Miscellaneous Amendments) Bill 2022 to increase the maximum fines for non-compliant employers on conviction upon indictment from the current \$0.5 million to \$10 million, which would be applicable to cases involving extremely high culpability or serious negligence and leading to serious consequences. Also, the Bill was seeking to add new provisions to require the courts to take into account the convicted companies' turnover in sentencing, with a view to facilitating the courts to assess the defendants' scale of operation and financial capacity; and~~
- ~~(8) An appropriate balance between the objectives of forestalling excessively low wages and minimising the loss of low-paid jobs should be maintained by the statutory minimum wage policy in order to sustain Hong Kong's economic growth and competitiveness.~~

~~22. In conclusion, the Chairman said there were a wide range of labour issues facing Hong Kong and the LD's role was pivotal in promoting labour rights and the future development of Hong Kong. He thanked Ms May CHAN, JP for making an effort to meet with Members.~~

Item IV:

- (i) Proposed amendment to Kam Tin North Outline Zoning Plan (Approved Plan No. S/YL-KTN/9) and public housing development at Sha Po, Yuen Long (YLDC Paper No. 36/2022)**
- (ii) Proposed amendment to Tai Tong Outline Zoning Plan (Approved Plan No. S/YL-TT/18) and public housing development at Shap Pat Heung, Yuen Long**

(YLDC Paper No. 37/2022)

- (iii) **Proposed amendment to Yuen Long Outline Zoning Plan (Approved Plan No. S/YL/25) and public housing development at Tai Kei Leng, Yuen Long (YLDC Paper No. 38/2022)**

Item V: Public Works Programme Item Nos. B875CL, B874CL and B873CL — site formation and infrastructure works for public housing developments at Sha Po, Shap Pat Heung and Tai Kei Leng, Yuen Long — consultation on proposed construction of public roads and sewage facilities (YLDC Paper No. 39/2022)

23. The Chairman referred Members to Paper Nos. 36 to 39 and welcomed representatives of the following departments and consultancy firm to the meeting:

District Planning Officer/Fanling, Sheung Shui & Yuen Long East, PlanD	Mr Anthony LUK
Senior Town Planner/New Territories Headquarters 2, PlanD	Mr Tony WU
Project Team Leader/Housing, CEDD	Mr Gabriel WOO
Senior Engineer/1, CEDD	Mr Andrew LEE
Senior Planning Officer 10, HD	Ms Regina CHANG
Civil Engineer 28, HD	Mr SHIU Yui-ming
Senior Architect 35, HD	Mr John LO
Senior Architect 16, HD	Miss Anthea LING
Senior Architect 8, HD	Ms Bonita TSE
Senior Architect 11, HD	Ms Charity LEUNG
Project Manager, Binnies Hong Kong Limited	Mr Edwin LO
Chief Engineer, Binnies Hong Kong Limited	Mr LEE Yiu-kei
Principal Environmental Scientist, Binnies Hong Kong Limited	Ms Esther TONG
Technical Director, Binnies Hong Kong Limited	Ms LEE Shuk-fan

24. The Chairman invited representatives of relevant government departments to briefly introduce the paper.

25. Mr Tony WU of the PlanD and Mr Andrew LEE of the CEDD briefed Members on the public housing development projects.

26. The Vice Chairman said that the DC did not object to the Government building public housing or transitional housing in Yuen Long District, but expressed discontent with the Government for resuming brownfield sites under the Land Resumption Ordinance without

considering how to optimise the use of vacant agricultural and green belt sites. This would not only threaten local livelihoods but also drive population growth and increase the traffic loading of Yuen Long District. Since there was a lack of job opportunities in the district, the majority of local residents had to travel to work in other districts. As the population would grow further after intake of the proposed public housing developments, residents would have to spend even more time waiting for public transport during peak hours. He also pointed out that the proposals put forth by the CEDD to widen San Tam Road from a two-lane to a three-lane or four-lane carriageway and to enhance the design of Au Tau Roundabout and relevant road junctions would not help ease the bottleneck situation at Au Tau Roundabout.

27. Mr CHING Chan-ming enquired about the types of proposed public housing. He requested the Government to engage in town planning at a macro level and provide comprehensive ancillary facilities when planning a housing development, including a well-developed transport network and employment self-sufficiency, instead of minor traffic improvement works currently proposed by the CEDD. He also suggested that the Government should improve the design of an intersection near Fraser Village simultaneously to reduce the number of traffic accidents and consider the land at Po Leung Kuk Jockey Club Tai Tong Holiday Camp while identifying sites for housing development in Yuen Long District in the future.

28. Mr MAN Fu-wan, BBS expressed concern about the public housing developments at Mo Fan Heung, Fung Kat Heung and Sha Po Tsuen. He enquired whether the Government could allocate part of the resumed land in the future for construction of private housing by property developers, and whether some “Other Specified Uses” areas at the junction of San Tam Road would be reserved for new railway developments. He said that the Government had attached importance to the principle of infrastructure-led in development in recent years, yet the principle had not been upheld in the development of Yuen Long District. He considered that the traffic improvement works proposed by the CEDD could not effectively ease traffic congestion at Fairview Park Interchange and Pok Oi Roundabout, while the traffic impact assessments conducted by government departments failed to assess the carrying capacities of local transport networks in a holistic and pragmatic manner. At last, he called on the Government to develop new transport networks or other equivalent infrastructure in Yuen Long District to cope with traffic flows driven by future population growth.

29. Mr TANG Yung-yiu said that he had no objection to the Government carrying out housing development projects in Yuen Long District, except for any significant traffic impact that would be subsequently caused to the Yuen Long town areas. In this regard, he suggested the Government should roll out an extensive traffic improvement programme instead of a few minor traffic improvement works. Besides, he relayed that as Yuen Long residents mostly lived in rural areas and usually commuted by car, he called on relevant departments to provide additional parking spaces in the district to address shortage of parking space in the Yuen Long town areas.

30. Mr TANG Ka-leung, MH said that planning and development was beneficial to society but the lands resumed for construction of the proposed public housing developments were already populated and occupied by brownfield operations. The Government had neither considered the impact on the villagers’ livelihoods nor their emotions attached to the lands. He suggested that the Government allow villagers affected by land resumption to continue living in their original site and rehouse brownfield operators properly to reduce public grievances.

31. Mr TANG Che-keung said that more than two million square metres of brownfield sites in Ping Shan Heung had been resumed by the Government so far for construction of various types of public housing units, most of which were public rental housing (“PRH”) units for the grassroots. As they could not find jobs in the same district, they had to work across districts. This had increased the traffic loading of the district on one hand, and on the other hand increased the fare burden on residents which could turn Ping Shan Heung from a place of abundance into another city of sadness. He also said that brownfield operation was one of the pillars of Hong Kong’s economy but brownfield sites were being re-developed into public housing units at the expense of the livelihoods of many brownfield operators.

32. Mr LAI Wing-tim said that the CEDD would provide water-filled barriers on roads near sites for land formation works. He said that a number of traffic accidents occurred in Pat Heung recently, where construction of a number of housing developments were underway. He attributed the causes of the traffic accidents to the water-filled barriers that obstructed the view of road users, and hoped that the CEDD could review the existing arrangements.

33. The Chairman said that four directions in public housing development, namely “enhancing quantity, speed, efficiency and quality”, had been proposed in the Chief Executive’s 2022 Policy Address. He opined that the proposed public housing developments would hardly be a bliss for their prospective residents due to a lack of ancillary facilities, which would also make the “enhancing quality” target unattainable. He cited that due to a shortage of schools, job opportunities or ancillary facilities within the district, students had to commute to schools in other districts, workers had to work across districts, and housewives had to shop for food from other districts. Besides, he did not think that the traffic improvement works proposed by the CEDD could cope with the ever aggravating traffic congestion. For instance, additional vehicular flow during the peak hours would only aggravate traffic congestion at Au Tau Roundabout, but the traffic improvement works proposed by the CEDD were only designed to widen the roads leading to San Tin, instead of other roads to the Yuen Long town areas and Kam Tin. He also enquired whether the Government would preserve General House, Ancestral Hall and Hip Wai House in Fung Kat Heung, where the Government had proposed resuming a number of land plots. He recommended the Government consider the land behind Shek Tong Tsuen when identifying housing sites in Yuen Long District in the future.

34. A consolidated reply provided by Mr Anthony LUK of the PlanD was as follows:

- (1) He thanked the Yuen Long District Council (“YLDC”) for its continued support to the Government’s work on housing planning and development. There were currently over 200 000 applications on the PRH waiting list and the average waiting time for general applicants to be housed to PRH was six years. The Government would continue its efforts in identifying sites with potential for housing planning and development to meet the future housing demand in Hong Kong, although a multi-pronged approach had been adopted to increase housing supply, such as reclamation, development of brownfields and green belt sites, and planning of New Development Areas (“NDAs”);
- (2) The Government understood that residents needed to work across districts, and expected more job openings in the New Territories to achieve a better home-job balance after completion of the Northern Metropolis and the San Tin Technopole. The Government would also take the lead in relocating government offices with no specific location

requirements to the Northern Metropolis. This would motivate more businesses to set up offices and provide varieties of job opportunities in the New Territories;

- (3) The Government had yet to receive any application from developers for construction of private housing within public housing developments at Mo Fan Heung, Fung Kat Heung and Sha Po Tsuen, but the Town Planning Board had received a number of applications for rezoning of the buffer area;
- (4) A site zoned “Other Specified Uses” lying to the west of the Sha Po development site had been annotated “Railway Reserve” in the outline zoning plan and would be reserved for Northern Link Phase 2 development;
- (5) Regarding the maximum plot ratio, the Government would adopt a plot ratio of 6.5 for housing sites with better transport and other ancillary facilities. A maximum plot ratio of 6.5 was adopted for sites in the New Territories because of its special characteristics, as opposed to 7.5 to 10 for urban areas;
- (6) Regarding the land resumption arrangements, the Government, apart from having enhanced the compensation arrangements for brownfield owners, landowners and brownfield operators, was prepared to assist brownfield operators in identifying suitable sites for relocation and provide them with suitable economic services and employment opportunities;
- (7) General House, Ancestral Hall and Hip Wai House in Fung Kat Heung would be preserved and would not be included in the public housing developments concerned;
- (8) The PlanD would also provide a variety of community facilities in the planning for public housing developments to bring convenience to residents. In the case of the public housing development at Sha Po, there would be a primary school, fire station, police station, recreation and sports centre, mini-soccer pitch, public transport interchange, retail facilities, car park, kindergarten and social welfare facilities to cater for the needs of the local community;
- (9) Regarding the rehousing of residents affected by land resumption, the Government, in 2018, proposed enhancing the rehousing arrangements by introducing a non-means tested rehousing option for households eligible for dedicated rehousing estates built and managed by the Hong Kong Housing Society. It was expected that eligible residents would be rehoused from 2024 onwards to dedicated rehousing estates located within the Hung Shui Kiu (“HSK”) NDA and at Pak Wo Road in North District;
- (10) The Government reviewed and raised the parking ratio requirements over the past few years, which would come into effect at a later time. The latest parking ratio requirements had been included in the submissions of various public housing developments. Besides, the PlanD and the TD would identify other sites among the public housing developments that could provide additional public parking spaces; and
- (11) As mentioned in the Policy Address, about 255 hectares of “Green Belt” zone with potential for housing development had been shortlisted in the new round of study on the “Green Belt” zone and relevant reviews would be ongoing. In addition to the review of “Green Belt” zone, the Government would continue to assess every feasible land supply option guided by the multi-pronged approach, so as to identify more land for housing development.

35. A consolidated reply provided by Mr Andrew LEE of the CEDD was as follows:

- (1) The preliminary traffic assessment results did not suggest that there would be any unacceptable traffic impact arising from the proposed public housing developments in the district provided that the road improvement works in question were completed prior to the intake by residents of the public housing developments. However, regarding the proposed traffic improvement scheme for Au Tau Roundabout, the CEDD would maintain communication with the TD on appropriate enhancement measures to further improve the traffic situation;
- (2) In conducting traffic impact assessments for various development projects, the CEDD and the TD would determine through discussion an appropriate scope for assessment along the projected routes of vehicles to and from public housing developments. Some affected junctions and road sections within the project scope would also be selected for research and implementation of mitigation measures where necessary;
- (3) In view of the traffic congestion at the Fairview Park Interchange during peak hours, an exclusive left-turn lane from the slip road leading from San Tin Highway(northbound) into Castle Peak Road - Tam Mei (southbound) would be provided. It was considered after assessment that the improvement works could cope with the traffic flow driven by the projected population growth in Sha Po;
- (4) He would visit Shap Pat Heung Rural Committee for consultation on the proposed public roads and sewage facilities at two public housing developments in Shap Pat Heung and Tai Kei Leng, and would also take the opportunity to listen to Members' views on how to address the traffic problem at the intersection of Fraser Village, i.e. the junction of Tai Tong Road and Tai Shu Ha Road West in Yuen Long;
- (5) Regarding the major transport infrastructure projects in Yuen Long District in the future as mentioned by Members, Route 11 (section between Yuen Long and North Lantau), upon its completion, could not only improve the traffic conditions along outward roads in the Northwest New Territories ("NWNT") but also synchronise with a number of proposed NWNT developments;
- (6) Members' concern about the transport arrangements for residents of the proposed public housing developments had been noted. Public transport interchanges, bus termini and bus-only zones would be provided alongside appropriate bus routes to cater for the commuting needs of local residents;
- (7) It was noted that water-filled barriers provided during temporary traffic diversions for works in the future should be designed subject to safety standards for road users. The CEDD also indicated that the area affected by the temporary traffic diversion arrangements would be minimised to ensure safety for the daily commute of nearby residents during the works period, and trial runs prior to the implementation of temporary traffic diversions or enclosures would be carried out after having regard to the actual circumstances. Contractors would also be required to strictly comply with the Code of Practice for the Lighting, Signing and Guarding of Road Works. The aforesaid arrangements would be made in collaboration with the TD and the Police with a view to minimising the impact on residents caused by traffic diversions during the works period;

- (8) It was proposed that San Tam Road be widened from a two-lane to a three-lane or four-lane undivided public carriageway to increase road capacity. Besides, a road section would be provided at the Au Tau Roundabout to connect with the Castle Peak Road (Yuen Long) eastbound carriageway so as to cope with the increase in vehicular flow; and
- (9) It was concluded after assessments that the proposed new roads and junction improvement works would be effective in alleviating traffic congestion and coping with the additional vehicular flow. In addition, it was noted that other road improvement works to be proposed in future by the TD for Pok Oi Roundabout would also help further improve the traffic conditions there.

36. A consolidated reply provided by Ms Regina CHANG of the HD was as follows:

- (1) The various development projects were still at an early stage of planning. The Hong Kong Housing Authority (“HA”) would adjust the provision of different types of public housing in a timely manner having regard to the overall public housing demand in the community. Accordingly, the types of public housing to be developed under the proposed projects would be decided later on; and
- (2) As regards the formulation of “Well-Being” design guidelines for new public housing projects, the HA wished to improve the quality of public housing through the introduction of new facilities and the implementation of improvement works. New public housing projects would also be designed in accordance with the latest standards, with appropriate facilities provided to align with the environment and features of the area, with a view to creating a living environment with a greater sense of well-being.

37. A consolidated reply provided by Miss Anthea LING of the HD regarding the public housing development at Sha Po was as follows:

- (1) As the public housing development at Sha Po, Yuen Long, was a relatively large-scale development that could accommodate an anticipated population of about 46 000, the HA would provide retail facilities of appropriate scales in the southern and northern plots, such as supermarkets, general retailers, restaurants and convenience stores, so as to meet the essential needs of prospective residents. Having regard to the surrounding environment and demographic factors, the HA would also provide a wet market to bring further convenience to new residents and nearby villagers in buying fresh food; and
- (2) A number of design concepts, namely “Green Environment”, “Vitality and Health”, “Community Connection”, “Elderly-friendly Home” and “Inter-generational Harmony”, would be applied to new public housing development projects to create a pleasant community environment.

38. A consolidated reply provided by Ms Bonita TSE of the HD regarding the public housing development at Shap Pat Heung, Yuen Long, was as follows:

- (1) In comparison with the public housing development at Sha Po, Yuen Long, the public housing development at Shap Pat Heung was smaller in scale but there would be

sufficient retail facilities, including wet goods stalls, supermarkets and food premises;

- (2) The HD had given an initial response to the request of Social Welfare Department (“SWD”), saying that the development project would provide social welfare facilities for the elderly and young children, in addition to a kindergarten, details of which would be available upon completion of detailed designs; and
- (3) A public transport interchange would also be available to provide local residents with convenient access to the development.

39. A consolidated reply provided by Ms Charity LEUNG of the HD regarding the public housing development at Tai Kei Leng, Yuen Long, was as follows:

- (1) The public housing development at Tai Kei Leng was similarly smaller in scale in comparison with the public housing development at Sha Po, Yuen Long. There would also be local retail facilities, such as convenience stores, catering premises and wet goods stalls, as well as a kindergarten; and
- (2) The HD was in discussion with the SWD regarding the provision of social welfare facilities for the elderly and relating to family support at the request of SWD, details of which would be available upon completion of detailed designs.

40. The Chairman concluded that DC Members had all along supported the Government’s efforts in public housing development in Yuen Long District, other than the overall planning and infrastructure works for the three proposed public housing developments. He opined that the Government should conduct a holistic review of the planning of the district for the sake of different housing development projects and provide sufficient transport improvement measures and community facilities according to the principle of infrastructure-led, rather than in a piece-meal fashion. Moreover, minor road improvement works should not be used as the only solution to the district-wide traffic problems, and hoped that the government departments concerned would reassess and study the overall planning and infrastructure works and then consult the DC again.

41. The Chairman announced that the meeting was adjourned for lunch break and would be resumed at 2:30 p.m.

~~Item VI: Public housing development at Shap Pat Heung Road, Yuen Long~~
~~(YLDC Paper No. 40/2022)~~

42. The Chairman referred Members to Paper No. 40 and welcomed representatives of the following departments and engineering firm to the meeting.

Senior Architect 39, HD

Ms Polly WONG

Planning Officer 14, HD

Ms Winnie CHAN

Senior Engineer/6, CEDD

Mr WONG Kwok-chuen

Project Coordinator, Atkins China Limited

Mr LAU Ka-chuen

Provision of Open Space and Major GIC Facilities in Tai Tong Area

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons [#]	5.49 ha	0 ha	2.77 ha	-2.72 ha
Local Open Space	10 ha per 100,000 persons [#]	5.49 ha	1.35 ha	1.56 ha	-3.93 ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	0	0	0	0
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	0	0	0	0
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (assessed on a district basis)	0	0	0	0
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	0	0	0	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	0	0	0	0
Community Hall	No set standard	N.A.	0	0	N.A.

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Library	1 district library per 200,000 persons (assessed on a district basis)	0	0	0	0
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to 6	30 classrooms	2 classrooms	11 classrooms	-19 classrooms ^{&}
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 (assessed by EDB on a district/school network basis)	79 classrooms	30 classrooms	54 classrooms	-25 Classrooms ^{&}
Secondary School	1 whole-day classroom for 40 persons aged 12-17 (assessed by EDB on a territory-wide basis)	64 classrooms	24 classrooms	24 classrooms	-40 Classrooms ^{&}
Hospital	5.5 beds per 1,000 persons (assessed by Hospital Authority (HA) on a regional/ cluster basis)	308 beds	90 beds	90 beds	-218 beds (will be catered in the 1 st and 2 nd Ten-year Hospital Development Plans based on HA's assessment on a regional/ cluster basis [^])
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Child Care Centre	100 aided places per 25,000 persons [#] (assessed by SWD on a local basis)	219 places	0 places	0 places	-219 places (a long-term target on a wider spatial context by SWD~)
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#] (assessed by SWD on a local basis)	0	0	0	0
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	0	0	0	0
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#] (assessed by SWD)	N.A.	0	0	N.A.
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing [#] (assessed by SWD)	N.A.	0	0	N.A.

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above ^{#*} (assessed by SWD on a district basis)	223 places	22 places	64 places	-159 places (a long-term target assessed on a wider spatial context by SWD~)
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a district basis)	277 beds	20 beds	120 beds	-157 beds (a long-term target assessed on a wider spatial context by SWD~)
Pre-school Rehabilitation Services	23 subvented service places per 1,000 children aged 0-6 [#] (assessed by SWD on a district basis)	54 places	0 places	60 places	6 places
Day Rehabilitation Services	23 subvented service places per 10,000 persons aged 15 or above [#] (assessed by SWD on a district basis)	106 places	0 places	0 places	-106 places (a long-term target assessed on a wider spatial context by SWD~)
Residential Care Services	36 subvented service places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	166 places	0 places	0 places	-166 places (a long-term target assessed on a wider spatial context by SWD~)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Community Rehabilitation Day Centre	1 centre per 420,000 persons [#] (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons [#] (assessed by SWD on a district basis)	0	0	0	0
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons [#] (assessed by SWD on a district basis)	0	0	0	0

Note:

The planned resident population in Tai Tong is about 54,882. If including transients, the overall planned population is about 56,045. All population figures have been adjusted to the nearest hundred.

Remarks:

The requirements exclude planned population of transients.

^ The deficit in provision is based on OZP planned population while the Hospital Authority plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. The New Territories West Cluster (NTWC) provides services for residents in Tuen Mun and Yuen Long districts. There are a number of hospital redevelopment projects planned in the First and Second Ten-year Hospital Development Plans (HDPs), which will provide additional beds for serving the population in NTWC. The projected service demand will be catered for in the First and Second Ten-year HDPs.

* Consisting of 40% centre-based CCS and 60% home-based CCS.

~ The deficit in provision is based on OZP planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

& The deficit in provision is based on OZP planned population while according to the Education Bureau (EDB), general speaking,

the provision of public sector primary school places is planned on a district basis and the public sector secondary school places is on a territory-wide basis. Under the prevailing mechanism, EDB will make reference to the school-age population projections, which are compiled based on the population projections updated regularly by the Census and Statistics Department, and take into account the actual number of students at various levels as well as the latest demographic changes (including the number of newly-arrived children from the Mainland) in estimating the future demand for school places and related resources. EDB will consider factors such as the latest projections, other factors that may affect the demand for school places in certain districts, different options to increase the supply of school places in particular districts, the prevailing education policies (including to enhance teaching and learning environment through reprovisioning) etc. before deciding whether it is necessary to allocate school premises for setting up new school(s) or reprovisioning of existing school(s). According to EDB's assessment, at present, there are sufficient number of school places for the eligible school-aged population in Yuen Long District.

August 2023

Provision of Major Community Facilities and Open Space in Yuen Long District Council Area

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons [#]	125.09 ha	30.18 ha	140.52 ha	15.43 ha
Local Open Space	10 ha per 100,000 persons [#]	125.09 ha	112.1 ha	203.70 ha	78.61 ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	19	8	16	-3
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	5	2	3	-2
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (assessed on a district basis)	4	1	2	-2
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	2	1	2	0
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	6	4	6	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	1	0	1	0
Community Hall	No set standard	N.A.	9	14	N.A

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Library	1 district library per 200,000 persons ^{#π} (assessed on a district basis)	6	3	3	-3
Kindergarten/Nursery	34 classrooms for 1,000 children aged 3 to under 6	800 classrooms	489 classrooms	836 classrooms	36 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 (assessed by EDB on a district/school network basis)	2,043 classrooms	1,290 classrooms	2,166 classrooms	123 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 (assessed by EDB on a territory-wide basis)	1,439 classrooms	1,157 classrooms	1,517 classrooms	78 classrooms
Hospital	5.5 beds per 1,000 persons (assessed by Hospital Authority (HA) on a regional/ cluster basis)	7,012 beds	1,070 beds	3,670 beds	-3,342 beds (will be catered in the 1 st and 2 nd Ten-year Hospital Development Plans based on HA's assessment on a regional/ cluster basis [^])
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	12	5	11	-1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Child Care Centre	100 aided places per 25,000 persons [#] (assessed by SWD on a local basis)	5,003 places	487 places	1,775 places	-3,228 places (a long-term target on a wider spatial context by SWD~)
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#] (assessed by SWD on a local basis)	17	11	17	0
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	8	6	8	0
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#] (assessed by SWD)	N.A.	2	3	N.A.
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing [#] (assessed by SWD)	N.A.	8	22	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above ^{#*} (assessed by SWD on a district basis)	5,114 places	719 places	2,119 places	-2,995 places (a long-term target assessed on a wider spatial context by SWD~)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a cluster basis)	6,333 beds	2,058 beds	4,320 beds	-2,013 beds (a long-term target assessed on a wider spatial context by SWD~)
Pre-school Rehabilitation Services	23 subvented service places per 1,000 children aged 0-6 [#] (assessed by SWD on a district basis)	1,222 places	280 places	640 places	-582 places (a long-term target assessed on a wider spatial context by SWD~)
Day Rehabilitation Services	23 subvented service places per 10,000 persons aged 15 or above [#] (assessed by SWD on a district basis)	2,415 places	868 places	1,808 places	-607 places (a long-term target assessed on a wider spatial context by SWD~)
Residential Care Services	36 subvented service places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	3,781 places	818 places	3,342 places	-439 places (a long-term target assessed on a wider spatial context by SWD~)
Community Rehabilitation Day Centre	1 centre per 420,000 persons [#] (assessed by SWD on a district basis)	2	0	2	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons [#] (assessed by SWD on a district basis)	4	2	3	-1 (a long-term target assessed on a wider spatial context by SWD~)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons [#] (assessed by SWD on a district basis)	3.7	1.7	1.7	-2 (a long-term target assessed on a wider spatial context by SWD~)

Note:

The planned resident population is about 1,250,800. If including transients, the overall planned population is about 1,274,900. All population figures have been adjusted to the nearest hundred.

Remarks:

[#] The requirements exclude planned population of transients.

[^] The deficit in provision is based on District Council planned population while the Hospital Authority plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. The New Territories West Cluster (NTWC) provides services for residents in Tuen Mun and Yuen Long districts. There are a number of hospital redevelopment projects planned in the First and Second Ten-year Hospital Development Plans (HDPs), which will provide additional beds for serving the population in NTWC. The projected service demand will be catered for in the First and Second Ten-year HDPs.

^π Small libraries are counted towards meeting the HKPSG requirement.

^{*} Consisting of 40% centre-based CCS and 60% home-based CCS.

[~] The deficit in provision is based on District Council planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

August 2023